



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	FARRINGTON MEMORIAL INC
Owner 2:	
Owner 3:	
Street 1:	295 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 74.637 ACRES of land mainly classified as CHARITY with a(n) ANTIQUE Building Built about 1705, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	589,100	4,700	0.000		593,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 123.04						/Parcel: 211.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	48 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/13/23	19:59:04

LAST REV

Date	Time
06/09/09	11:30:00

apro 1384

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 6 - STUCCO, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bathroom features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

Blank area for comments.

OTHER FEATURES

Table with other features: Kits: 2, Rating: AVERAGE, A Kits: , Rating: , Frpl: 6, Rating: AVERAGE, WSFlue: , Rating:

GENERAL INFORMATION

Table with general information: Grade: B- - GOOD (-), Year Blt: 1705, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: , BRs: , Baths: 3, HB:

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation details: Phys Cond: AV - Average, 35%, Functional: %, Economic: %, Special: %, Override: %, Total: 35%

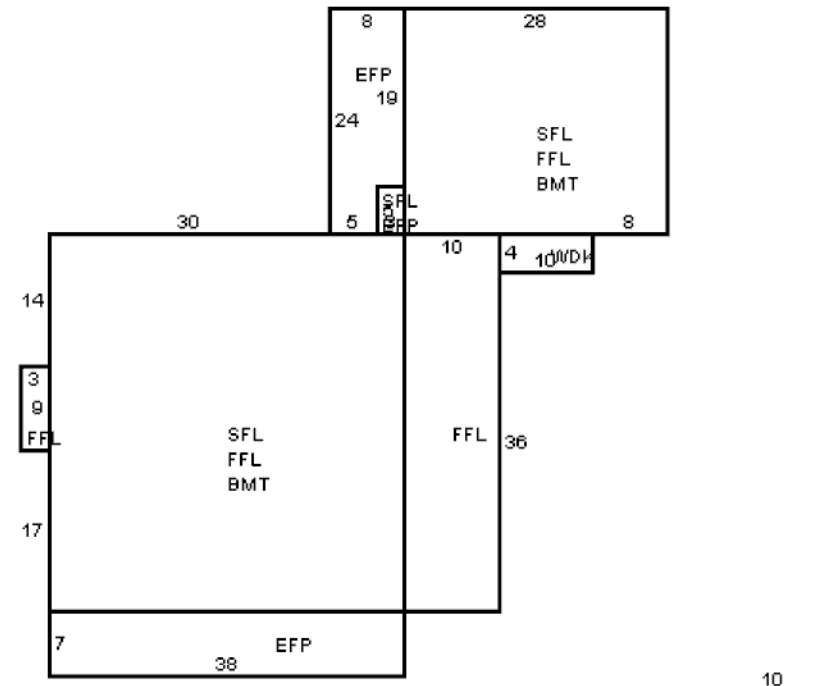
REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL. Totals

SKETCH



CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 140.00, Size Adj.: 0.87432659, Const Adj.: 1.00979996, Adj \$ / SQ: 123.605, Other Features: 73000, Grade Factor: 1.20, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 906315, Depreciation: 317210, Depreciated Total: 589105

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 7,516, Total: 682,263, Size Ad: 4826, Gross Area: 7516, FinArea: 4826

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features and yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID

132 25 0

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: 161,500 Total Special Features: Total: 161,500